Rezoning Petition No. 2020-120

M/I Homes, Petitioner

Community Meeting
September 30, 2020



Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Land Use Plan
- V. Information on M/I Homes
- VI. Review of Rezoning Plan and Proposed Townhomes
- VII. Questions



Rezoning Team

- Chad Lloyd, M/I Homes
- Morgan Rushnell, M/I Homes
- Jeremiah Murphy, M/I Homes
- Eddie Moore, McAdams
- John Carmichael, Robinson, Bradshaw & Hinson



Current Rezoning Schedule

Public Hearing: Monday, November 16, 2020 at

5:00 PM at the Charlotte-Mecklenburg

Government Center

Zoning Committee: Tuesday, December 1, 2020 at

5:30 PM at the Charlotte-Mecklenburg

Government Center

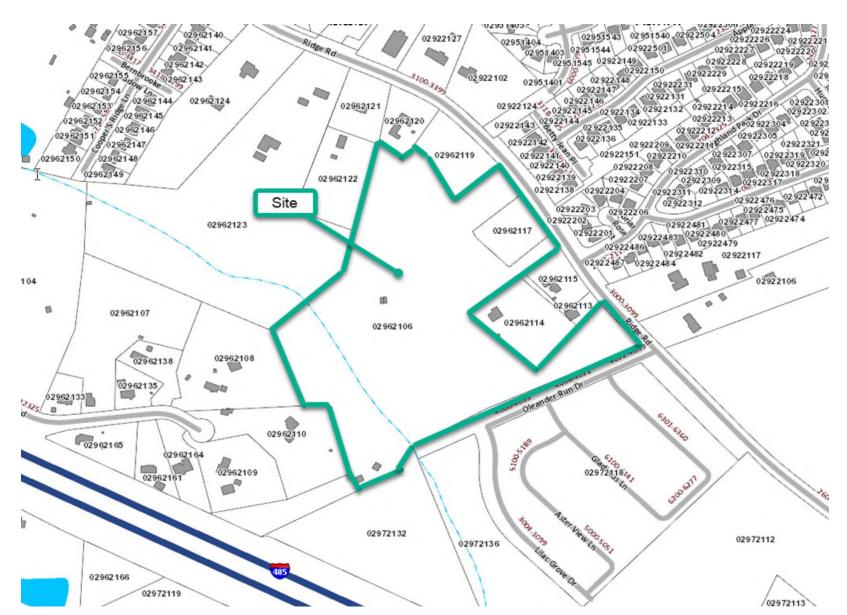
City Council Decision: Monday, December 21, 2020 at

5:00 PM at the Charlotte-Mecklenburg

Government Center



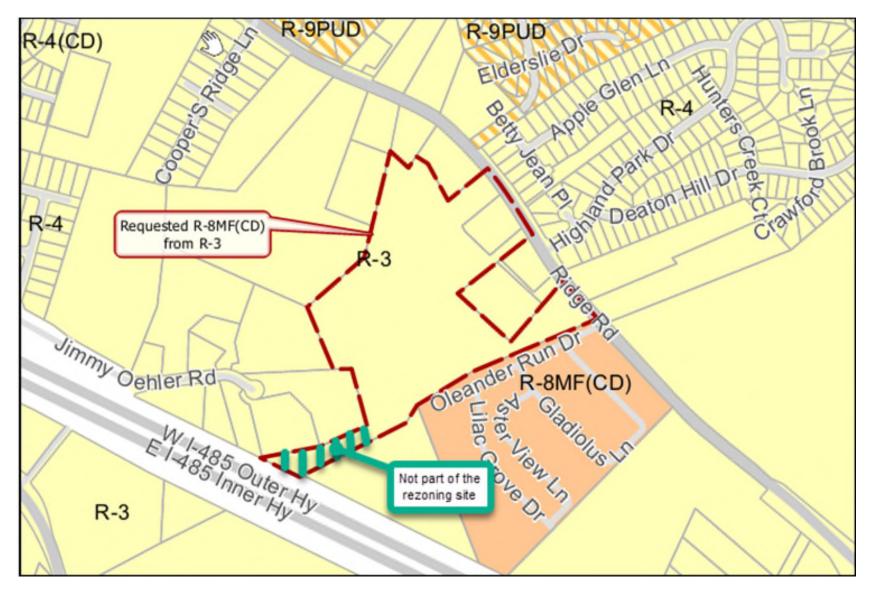
Site - 21.62 Acres



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Current Zoning of the Site and Nearby Parcels



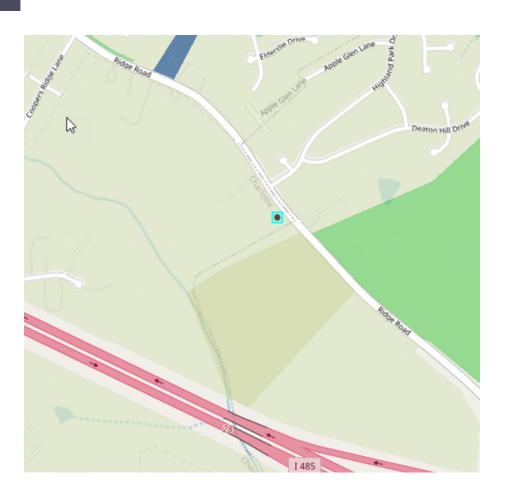
Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the R-8 MF (CD) zoning district to accommodate the development of a maximum of 74 single family attached (townhome) dwelling units on the site

Density: 3.42 dwelling units per acre



Land Use Plan



Land Use Proposed: Prosperity Hucks Area Plan

Planning District

Plan Name

Prosperity Hucks Area

Plan

Plan Adoption Date

Adoption Type

Proposed Landuse Code

Proposed Landuse

Description

Residential Density

Zoning Designation

Rezoning Date

Zoning Petition

Generalized Landuse

7/26/2015, 8:00 PM

RESID4

Residential <= 4 DUA



Welcome to Better

M/I Homes – Company Overview

- One of the nation's leading homebuilders #12 on BUILDER 100
- Founded in 1976; went public in 1993
- 6,296 homes delivered and \$2.5B of total revenue in 2019
- \$166M of pre-tax income in 2019
- Selling in 225 communities in 15 markets (at 12/31/2019)
- Entered Detroit market with acquisition in 2018
- Diversified customer base including first-time and moveup buyers
- 11% annual growth in new contracts since 2008



Community Locations:

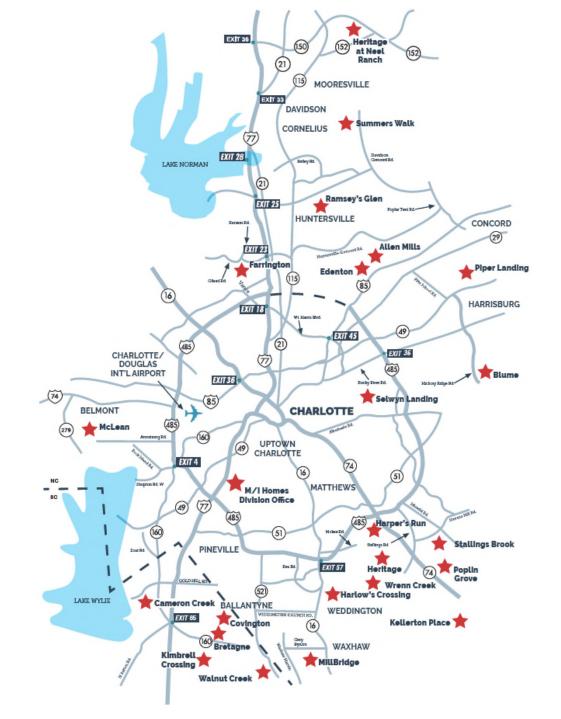
Charlotte, NC

Active Communities

McLean - The Conservancy
Cameron Creek
MillBridge
Walnut Creek
Blume
Allen Mills
Harlow's Crossing
Kimbrell Crossing
Heritage at Neel Ranch
Edenton
Ramsey's Glen
Bretagne
Covington
Farrington
Heritage

Coming Soon:

Selwyn Landing
Poplin Grove
Stallings Brook
Harper's Run
Summers Walk
Kellerton Place
Wrenn Creek
Piper Landing



Rezoning Plan





MCADAMS

3430 Toringdon Way Suite 110 Charlotte, NC 28277 phone 704, 527, 0800 fax 919, 361, 2269 license number: C-0293, C-187

CLIENT

MS, MORGAN RUSHNELL M/I HOMES 5350 77 CENTER DRIVE, SUITE 100 CHARLOTTE, NORTH CAROLINA, 28217 704.597.4524



M/I HOMES

ABERDEEN II TOWNHOMES REZONING PLAN RIDGE ROAD CHARLOTTE, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

FILENAME MIH-20020-R2 CHECKED BY EM ins DRAWNEY SCALE DATE 07.09.2020 SHEET

REZONING PLAN

RZ.01

McAdams



Representative Architecture



Front Elevation



Aberdeen I and Proposed Aberdeen II

McAdams



Questions